

ORDINANCE NO. 1029

AN ORDINANCE ADOPTING THE "UNIFORM BUILDING CODE, " 1973 EDITION, AND THE SECONDARY CODE REFERRED TO THEREIN, NAMELY THE "UNIFORM BUILDING CODE STANDARDS, " 1973 EDITION, WHICH CODES REGULATE THE DESIGN, CONSTRUCTION, QUALITY OF MATERIALS, USE AND OCCUPANCY, LOCATION AND MAINTENANCE ~~OF~~ BUILDINGS OR STRUCTURES IN THE CITY OF LODI, PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION ~~OF~~ FEES THEREFOR; PROVIDING PENALTIES FOR THE VIOLATIONS THEREOF; REPEALING SECTIONS 5.1 AND 5.2 INCLUSIVE OF THE CODE OF THE CITY OF LODI, AND ALL OTHER ORDINANCES AND PARTS ~~OF~~ ORDINANCES IN CONFLICT THEREWITH.

WHEREAS, the City Council of the City of Lodi did on the 22nd day of May, 1974 read the title of the above entitled ordinance and did thereupon schedule a public hearing thereon for June 19, 1974 at the hour of 8:00 o'clock p.m. of said day in the Council Chambers of the City Hall, Lodi, California, in accordance with the provisions of Section 50022.1 et seq. of the Government Code; and

WHEREAS, notice of the hearing was published twice in a newspaper of general circulation in accordance with the provisions of Section 50022.3 of the Government Code as appears by the Affidavit of Publication on file herein; and

WHEREAS, at the time set for hearing no protests were received by the City Council;

NOW THEREFORE the City Council of the City of Lodi does ordain as follows:

Section 1. Sections 5-1 and 5-2 of the Code of the City of Lodi are hereby repealed and the same are superseded and replaced by new Sections 5-1 and 5-2 to read as hereinafter set forth.

Section 2. There is hereby adopted a new Section 5-1 of the Code of the City of Lodi to read in full as follows:

Sec. 5-1. Adoption. The provisions set forth in the "Uniform Building Code," 1973 Edition, and set forth in the "Uniform Building Code Standards," 1973 Edition, together with the appendixes thereto, are hereby adopted as the Building Code of the City of Lodi. The Building Code of the City of Lodi shall apply to all matters pertaining to, the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of buildings or structures in the City of Lodi, California; the issuance of building permits and the collection of fees therefore; and the enforcement of the rules and regulations as set forth in said "Uniform Building Code," 1973 Edition and the provisions of the "Uniform Building Code Standards," 1973 Edition, and appendixes thereto.

Section 3. There is hereby adopted a new Section 5-2 of the Code of the City of Lodi to read in full as follows:

Sec. 5-2. Revisions, additions and deletions. The revisions, additions and deletions to the code adopted by the preceding section, which are hereby approved by the City Council as exceptions are as follows:

(a) CHAPTER 1: Sec. 105. Add section--

"No person shall move or cause to be moved any building or structure within the incorporated area of the City of Lodi without first obtaining a moving permit from the Chief Building inspector. Any such building or structure not fully meeting the requirements of the Building Code shall be repaired or remodeled in conformity with the provisions of this code either at the time of

moving or after it reaches its destination. In the event that the repair or remodel cannot be done before moving, the owner of the building or structure may, for the purpose of obtaining the moving permit, file with the Building Department a corporate surety bond or cash in an amount equal to the sum of the repair or remodel, said amount as estimated by the Chief Building Inspector; said bond guaranteeing that the repairs or remodel shall be completed within six months from the time of moving. In the event the remodel or repairs have not been completed in the specified time, the Chief Building Inspector shall initiate steps to complete repairs or remodel and apply costs against the forfeited bond.

"Notwithstanding the provisions of this section of the code, if in the opinion of the Chief Building Inspector the building or structure is not suitable for the purposes proposed and/or structurally does not conform to the minimum requirements of this ordinance, a moving permit can be refused.

"A written notice of appeals may be filed as per the allowed time limits for a hearing before the board of appeals of the City of Lodi as per Section 204 of the Building Code of the City of Lodi."

(b) CHAPTER 2: Sec. 201. Change to read--

"There is hereby established in the City the Building Division of the Department of Public Works which shall be under the jurisdiction of the Chief Building Inspector designated by the appointing authority, and whenever in this Code reference is made to 'Building Official' it shall mean the Chief Building Inspector of the City of Lodi or his authorized representative.

(c) CHAPTER 2 Sec. 204. Change to read:

"In order to determine the suitability of alternate materials and types of

construction and to provide for reasonable interpretations of this code, there shall be and is hereby created a board of appeals, consisting of five members who are qualified by experience and training to pass upon matters pertaining to building or structural construction. The Chief Building Inspector shall be an ex-officio member and shall act as secretary of the board. The board of appeals shall be appointed by the mayor with the approval of the Council. Three members present shall constitute a quorum and no act of the board shall be valid unless a majority of the full board shall concur therein.

"The board of appeals shall adopt reasonable rules and regulations for conducting a meeting and investigations and shall render a decision and findings in duplicate. A copy will go to the Chief Building Inspector with the other copy to the applicant. The board may also make recommendations to the City Council for such new legislation as is consistent therewith. "

(d) CHAPTER 3: Sec. 303 Sub (a). Change paragraph 1 to read--

"Building Permit Fees. A fee for each building permit required by this Code shall be paid to the City of Lodi as set forth in Table No. 3-A. Fees shall be paid prior to permit issuance.

TABLE NO. 3-A

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$5.00
\$501.00 to \$2,000.00	\$5.00 for the first \$500 plus \$1.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.00.
\$2001.00 to \$25,000	\$20 for the first \$2,000 plus \$4.00 for each additional thousand or fraction thereof to and including \$25,000.
\$25,001.00 to \$50,000	\$112 for the first \$25,000 plus \$3.00 for each additional thousand or fraction thereof, to and including \$50,000.

\$50,000 to \$100,000

\$187 for the first \$50,000 plus \$2.00 for each additional thousand, or fraction thereof ~~to~~ and including \$100,000.

\$100,001 to \$500,000

\$287 for the first \$100,000 plus \$1.50 for each additional thousand or fraction thereof to and including \$500,000.

\$500,001 and up

\$887 for the first \$500,000 plus \$1.00 for each additional thousand or fraction thereof.

(e) CHAPTER 5: Sec. 504.

Table No. **5A** -- Wail and opening Protection of Occupancies Based on Location of Property -- change to read --

"Group 'B' through '~~HI~~' Occupancies: Fire Resistance of Exterior Walls. Type IV & V Construction.

"Exterior walls of Type IV & V construction shall be of 'four-hour fire-resistive' construction when they are closer than five feet (5') to the property line with no openings permitted, regardless of fire zone."

(f) CHAPTER 25: Sec. 2517 (c) 2. Change to read--

"Minimum clearance between bottom of floor joints and the ground -- 24 inches."

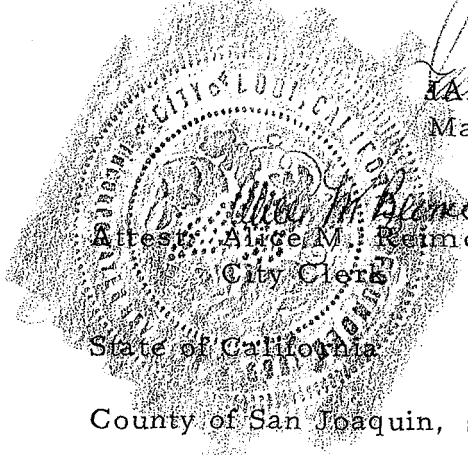

(g) CHAPTER 29: Sec. 2907 (a). Add a second paragraph--

"Concrete or masonry shall not be poured or set against wood, such as exterior porch, patio slab or concrete steps; the foundation height shall be increased sufficiently to insure concrete to concrete contact and any substitute shall have the specific approval of the Chief Building Inspector."

Section 4: This ordinance shall be published one time in the "Lodi News Sentinel," a newspaper of general circulation printed and published in the City of Lodi, and **shall** be in force and take effect thirty days after its passage.

Approved this 3rd day of July, 1974

  
JAMES W. PINKERTON, JR.  
Mayor

  
Attest:   
Alice M. Reimche  
City Clerk

State of California

County of San Joaquin, ss.

I, Alice M. Reimche, City Clerk of the City of Lodi, do hereby certify that the foregoing Ordinance No. 1029 was introduced at a regular meeting of the City Council of the City of Lodi held June 19, 1974, and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held July 3, 1974, by the following vote:

Ayes: Councilmen - Ehrhardt, Hughes, Katnich, Schaffer,  
and Pinkerton

Noes: Councilmen - None

Absent: Councilmen - None

I further certify that Ordinance No. 1029 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law

  
  
Alice M. Reimche  
City Clerk